REFUGE AREA

TOTAL SITE AREA STATEMENT		
TOTAL AREA OF SITE		15,400 sqm
F.A.R		21,740sqm
Basic 110%	16940 sqm	
TDR 70%	4800 sqm	
Proposed F.A.R		21,136.65 sqm
Balance F.A.R		603.35 sqm
Permissible Ground Coverage		
Proposed Ground Coverage@25%		3861.53 sqm

PROPOSED FAR AREA

Sr no.	Floor of the Building	FAR Area for Residential (A) (in sqm) Tower-A1	Tower-A2	Tower-B1	Total Area	Building Height (in mtr)
1	First floor	501.59	501.59	499.38	1502.56	
2	Second floor	528.67	528.67	521.43	1578.77	
3	Third floor	528.67	528.67	521.43	1578.77	
4	Fourth floor	528.67	528.67	521.43	1578.77	
5	Fifth floor	528.67	528.67	521.43	1578.77	
6	Sixth floor	528.67	528.67	521.43	1578.77	
7	Seventh floor	528.67	528.67	521.43	1578.77	
8	Eighth floor	504.3	504.3	498.46	1507.06	44.95M
9	Ninth floor	528.67	528.67	521.43	1578.77	
10	Tenth floor	528.67	528.67	521.43	1578.77	
11	Eleventh floor	528.67	528.67	521.43	1578.77	
12	Twelfth floor	528.67	528.67	521.43	1578.77	
13	Thirteenth floor	504.3	504.3		1008.6	
	TOTAL FAR AREA				19805.92	

Total FAR for TOWER A-1=6796.89

Floor of the Building	FAR Area for Commercial (B) (in sqm)	Building Height (in mtr)
Ground floor	355.68	
First floor	355.28	
Second floor	299.03	10.35M
TOTAL FAR	1009.99	

Floor of the Building	FAR Area for Club (C) (in sqm)	Building Height (in mtr)
Ground floor	303.1	
TOTAL FAR	303.1	10.05M

Floor of the Building	FAR Area for Pavilion/Vipassan/yoga (D) (in sqm)	Building Height (in mtr)
Ground floor	17.64	
TOTAL FAR	17.64	8.40M

PROPOSED FAR AREA = Residential (A) + Commercial (B) + Club (C) + Pavilion/Vipassana/Yoga(D)
=19,805.92 + 1,009.99 + 303.1 + 17.64
= 21,136.65 sqm

NON FAR AREA

Sr no.	Floor of the Building	NON FAR Area for Residential (1) (in sqm) Tower-A1	Tower-A2	Tower-B1	Total Area
1	Stilt floor		7259.85		7259.85
2	Eighth floor	20.7	20.7	22.96	64.36
2	Thirteenth floor			493.18	493.18
3	Terrace	88.77	88.77	43.04	220.58
	TOTAL NON FAR AREA				8037.97

Floor of the Building	NON FAR Area for Commercial (2) (in sqm)
Stilt floor	374.56
Terrace floor	23.72
TOTAL FAR	398.28

Floor of the Building	NON FAR Area for Club (3) (in sqm)
Stilt floor	305.47
Terrace floor	15.91
TOTAL FAR	321.38

NON FAR AREA = Residential (1) + Commercial (2) + Club (3)
= 8,037.97 + 398.28 + 321.38
= 8,757.63 sqm

TOTAL BUILT UP AREA = FAR AREA + NON FAR AREA
= 21,136.65 + 8757.63
= 29,894.28 sqm

Plot Area of Tower- A= 2202.15 Sq.Mtrs (Proportionate Land Area)

REQUIRED CAR PARKING :-

CAR PARKING FOR RESIDENTIAL = TOTAL UNITS x PARKING SPACE x MULTIPLYING FACTOR
= 112 x 1 x 0.6
= 68 CARS

CAR PARKING FOR COMMERCIAL = 1 CAR/100sqm x PARKING SPACE x MULTIPLYING FACTOR
=14 x 2 x 0.6
=17 CARS

TOTAL CAR PARKING = 85 CARS

PROPOSED CAR PARKING
TYPE -1 (2500x5000) = 64 CARS (73%)
TYPE -2 (2300x4500) = 24 CARS (27%)
= 88 CARS

#	Particulars	Nos of Parking
1	Tower A-1	24
2	Tower A-2	24
3	Tower b	23
4	Total Residential	71
5	Commerical Car Park	17
6	Total Car Park	88

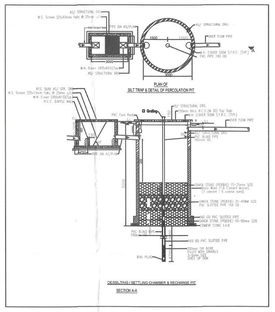
PARKING SIZE AS PER BYE LAW

TYPE-1 (T-1, 2500 x 5000)

PARKING AREA FOR 1 CAR PARK 2500X5000mm

TYPE-2 (T-2, 2300 x 4500)

PARKING AREA FOR 1 CAR PARK 2300X4500mm



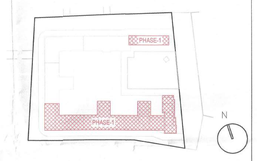
LEGEND FOR PLUMBING	
DMH	DRAINAGE MANHOLE
	DRAINAGE PIPE
CB	CATCH BASIN

AUTHORITY STAMP :

Plan - Scrutinise & Recommend for Sanction
Town Planning Officer
Municipal Council, Wardha

Building Plan Sanctioned Vide Bu ing Permit No..1376.. Date..22/01/24
Chief Officer
Member Secretary, WDMA

KEY PLAN :



ARCHITECT:-
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website: www.rajeevagarwal.com

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PROJECT LANDSCAPE CONSULTANTS

PROJECT TITLE
GROUP HOUSING PROJECT AT SURVEY NO 50 /1, MAUJE NALWADI, WARDHA 442001 MAHARASHTRA

ARCHITECT'S SIGNATURE / STAMP :
RAJEEV KUMAR AGARWAL
ARCHITECT CA/88/11915

OWNER SIGNATURE / STAMP :
SHRI PRAKASH KALANTRI HUF

DEVELOPED BY :
KEYSTONE COMMUNITIES LLP

DRAWING TITLE :
SITE PLAN

SCALE 1:200

DATE 26 - MAR - 2024

DRAWING NO. 1/26

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